



CITY COUNCIL  
ATLANTA, GEORGIA

A RESOLUTION BY COUNCILMEMBER DEBI STARNES  
AS AMENDED BY FULL COUNCIL

03-R-0647

A RESOLUTION ENDORSING THE APPLICATION BY REALTY DEVELOPMENT CORPORATION, THE INVESTMENT AND DEVELOPMENT DIVISION OF LANE COMPANY TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE VILLAGE AT ATLANTIC STATION, A MIXED-INCOME MIXED-USE, MULTI-FAMILY COMMUNITY LOCATED AT 1365 MECASLIN OR 441 16<sup>TH</sup> STREET PARCEL R-17, NW ATLANTA, GA 30318; AND FOR OTHER PURPOSES.

**WHEREAS**, Realty Development Corporation, the Investment and Development Division of Lane Company, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Village at Atlantic Station, an 130-unit rental, multi-family mixed-income community located at 1365 Mecaslin Avenue or 441 16<sup>th</sup> Street Parcel R-17, NW Atlanta; and

**WHEREAS**, a summary of said application is attached hereto as Exhibit A; and

**WHEREAS**, the site of the proposed Village at Atlantic Station, is located within census tract 5.00 which is an eligible census tract for Low-Income Housing Tax Credits and which has been designated as a community development impact area; and

**WHEREAS**, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

**WHEREAS**, Neighborhood Planning Unit – E has reviewed and endorsed the aforementioned application, and

**WHEREAS**, the City Council wishes to endorse the aforementioned application by the *Realty Development Corporation*:

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:**

**Section 1.** The City Council hereby endorses the application by Realty Development Corporation, the Investment and Development Division of Lane Company, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Terrace at Cornerstone.

Amendment incorporated by krp/OMC

A true copy,

*Thonda Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED as amended by the Council  
APPROVED by the Mayor

APR 21, 2003  
APR 28, 2003



## Exhibit A Project Description

### The Village at Atlantic Station

Atlantic Station Mixed-Income development will be located in *The Village* section of one of the largest Brownfield redevelopments in the United States. Complemented with retail shops and cafes with residential units across the streets, *The Village* will provide a great place to live and shop and serve the neighborhood meeting place. Realty Development Corporation, the Investment and Development division of Lane Company will be creating a true "*new-city*" on 138 acres in midtown Atlanta.

Street Address: 1365 Mecalvin Avenue Atlanta, GA 30318 or  
441 16<sup>th</sup> Street Atlanta, GA 30318 Parcel R-17

Construction Type: New Construction

Number of Units: 130 (Garden style apartments)

Unit Mix: 15% Very very low income  
73.5% affordable  
15% Market

17 One Bedroom Units at 650-750 sf  
97 Two Bedroom Units at 850- 950 sf  
16 Three Bedroom Units at 1150-1175 sf

Total Acreage: 2 Acres

Zoned: MRC-1 (Mixed Residential Commercial)

Amenities: Energy-efficient Appliances  
Central Heating and Air  
Dishwashers and Disposals  
Washers and Dryers  
Upgraded Exterior Materials  
Controlled Access Gates  
Leasing Office and Community Center  
Community Room  
Access to wellness center  
Tot Lots

Construction Start Date: June 2004

RCS# 4663  
4/21/03  
5:51 PM

Atlanta City Council

Regular Session

03-R-0647            Endorse app. to GA DCA for Low-Income  
                      Housing made by Atlantic Station, LLC  
                      ADOPT

YEAS:    14  
NAYS:    0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT    1

Y Smith	NV Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	B Woolard

03-R-0647

28

03- R -0647

(Do Not Write Above This Line)

A RESOLUTION  
BY: COUNCILMEMBER DEBI STARNES  
A RESOLUTION ENDORSING THE APPLICATION  
BY REALTY DEVELOPMENT CORPORATION, THE  
INVESTMENT AND DEVELOPMENT DIVISION OF  
LANE COMPANY TO THE GEORGIA DEPARTMENT  
OF COMMUNITY AFFAIRS FOR LOW-INCOME  
HOUSING TAX CREDITS TO CONSTRUCT THE  
VILLAGE AT ATLANTIC STATION, A MIXED-  
INCOME MIXED-USE, MULTI-FAMILY  
COMMUNITY LOCATED AT 1365 MEGASLIN  
OR 441 16TH STREET PARCEL R-17, NW  
ATLANTA, GA 30318; AND FOR OTHER  
PURPOSES.

ADOPTED BY  
APR 2 1 2003  
COUNCIL

Adopted by  
Full Council  
4/21/03

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER

*[Signature]*  
Mayor

Date Referred \_\_\_\_\_

Referred To: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

First Reading

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Committee	Committee
Date	Date
Chair	Chair
Actions	Actions
Fav, Adv, Held (see rev. side)	Fav, Adv, Held (see rev. side)
Other	Other
Members	Members
_____	_____
_____	_____
_____	_____
_____	_____
Refer To	Refer To

Committee	Committee
Date	Date
Chair	Chair
Actions	Actions
Fav, Adv, Held (see rev. side)	Fav, Adv, Held (see rev. side)
Other	Other
Members	Members
_____	_____
_____	_____
_____	_____
_____	_____
Refer To	Refer To

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

APR 2 1 2003

*[Signature]*  
COUNCIL PRESIDENT PROTEM

CERTIFIED

APR 2 1 2003

*[Signature]*  
MUNICIPAL CLERK

MAYOR'S ACTION

*[Signature]*

APR 2 8 2003